

MEETINGS TO DATE 6  
NO. OF REGULARS 5  
NO. OF SPECIALS 1

LANCASTER, NEW YORK  
MARCH 5, 1986

A Special Meeting of the Town Board and the Planning Board of the Town of Lancaster, Erie County, New York, was held at the Town Hall at Lancaster, New York, on the 5th day of March 1986, at 9:30 o'clock P.M., and there were

PRESENT: STANLEY JAY KEYSA, SUPERVISOR  
RONALD A. CZAPLA, COUNCILMAN  
ROBERT H. GIZA, COUNCILMAN  
DONALD E. KWA COUNCILMAN  
JOHN T. MILLER, COUNCILMAN  
  
JOHANNA COLEMAN, PLANNING BOARD MEMBER  
BRIAN A.J. FAHEY, PLANNING BOARD MEMBER  
JOHN P. GOBER, PLANNING BOARD MEMBER  
GEORGE E. O'NEIL, PLANNING BOARD MEMBER  
DONNA STEMPIAK, PLANNING BOARD CHAIRMAN  
MILDRED WHITTAKER, PLANNING BOARD MEMBER

ALSO PRESENT: NICHOLAS L. LOCICERO, ACTING TOWN CLERK AND  
DEPUTY TOWN ATTORNEY  
RICHARD BROX, PLANNING CONSULTANT  
JEFF SIMME, ASSISTANT BUILDING INSPECTOR

PURPOSE OF MEETING - A MUNICIPAL REVIEW UNDER SEQR

A joint meeting between the Town Board and Planning Board of the Town of Lancaster was held to discuss the following two matters: The environmental considerations and impact of the Lancaster Industrial Commerce Center on the east side of Pavement Road and north of Walden Avenue, within the Town of Lancaster, and the environmental considerations and impact of the development of an apartment complex located on the east side of Transit Road south of William Street in the Town of Lancaster.

The Supervisor, with the other Town Board members and Planning Board members, reviewed the "EAF Environmental Assessment-Part II, Project Impacts and their Magnitude" and executed said document for each of these projects.

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCILMAN KWAK , WHO MOVED  
ITS ADOPTION, SECONDED BY COUNCILMAN  
GIZA, TO WIT:

IN THE MATTER OF THE (SEQRA) REVIEW OF THE LANCASTER INDUSTRIAL  
COMMERCE CENTER.

RESOLVED, that the Supervisor be and hereby is directed to sign the following Negative Declaration based upon the findings of a majority of this combined Board:

NOTICE OF DETERMINATION  
NEGATIVE DECLARATION

PLEASE TAKE NOTICE that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described project, which was a Type I Action, through its designated Municipal Review Committee, and that the Committee found no significant environmental impact, the lead agency now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY:

Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086  
Nicholas L. LoCicero, Deputy Town Attorney  
(716) 684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed project is an industrial park and development for light industrial uses and was determined to be a Type I Action under §617.12(b)(6)(i) and (b)(8) of the State Environmental Quality Review Act.

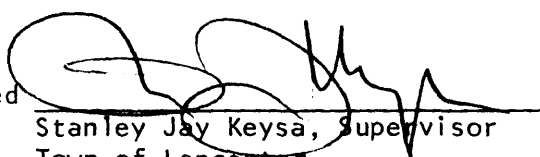
REASONS SUPPORTING DETERMINATION

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of the Town Board of the Town of Lancaster, together with at least three (3) members of the Town of Lancaster Planning Board, has found the project impacts to be as follows:

1. Physical changes to the project site will not cause a significant impact;
2. There are no unique or unusual land forms on the site;
3. The project will not affect any water body designated as protected;
4. The project will not affect any non-protected existing or new body of water, and furthermore there is a retention basin of 2.5 acres;
5. The project will not affect fugate or ground water quality;
6. The project will not alter drainage flow and note again that there is a retention basin in place;
7. The project will not affect air quality, furthermore the project should attract light industry;

8. There will be no significant impact on plants and animals or endangered species;
9. There will be no significant impact on any visual resource;
10. There will be no impact on historical resources, the site is basically sand and gravel;
11. There will be no affect by the project on open space and recreational opportunities,
12. There will be no significant impact on transportation;
13. The project will not significantly affect the community's source of fuel or energy supply, and furthermore, there are active gas wells on site;
14. There will be no significant impact on noise by the project and furthermore, light industry as opposed to heavy industry, is proposed;
15. There will be no significant affect by the project on the public health and safety;
16. The project will not affect the character of the existing community; and
17. There is no public controversy, either governmental or by a private citizen regarding the project.

Signed

  
Stanley Jay Keysa, Supervisor  
Town of Lancaster

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call, which resulted as follows:

COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN KWAK	VOTED YES
COUNCILMAN MILLER	VOTED YES
SUPERVISOR KEYSA	VOTED YES
PLANNING BOARD MEMBER COLEMAN	VOTED YES
PLANNING BOARD MEMBER FAHEY	VOTED YES
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD CHAIRMAN STEMPIAK	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	VOTED YES

The Notice of Determination was thereupon unanimously adopted.

March 5, 1986

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCILMAN KWAK , WHO MOVED  
ITS ADOPTION, SECONDED BY COUNCILMAN  
GIZA, TO WIT:

IN THE MATTER OF THE (SEQRA) REVIEW OF THE DEVELOPMENT OF A  
PROPOSED APARTMENT COMPLEX ON TRANSIT ROAD

RESOLVED, that the Supervisor be and hereby is directed to sign the following Negative Declaration based upon the findings of a majority of this combined Board:

NOTICE OF DETERMINATION  
NEGATIVE DECLARATION

PLEASE TAKE NOTICE that the Town of Lancaster, acting as the Designated Lead Agency under the State Environmental Quality Review Act, has reviewed the following described project, which was an Unlisted Action, through its designated Municipal Review Committee; and that Committee found no significant environmental impact, the lead agency now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY:

Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086  
Nicholas L. LoCicero, Deputy Town Attorney  
(716) 684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed project is a one-story apartment project, and was determined to be an Unlisted Action under §617 of the State Environmental Quality Review Act.

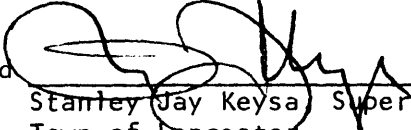
REASONS FOR SUPPORTING DETERMINATION

The Lead Agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of the Town Board of the Town of Lancaster, together with at least three (3) members of the Town of Lancaster Planning Board, has found the project impacts to be as follows:

1. Physical changes to the project site will not cause a significant impact and the fact that construction will take more than one year is considered a small to moderate impact.
2. It was determined there will be no affect to any unique or unauual land forms on the site;
3. The project will not affect any water body designated as protected.
4. The project will not affect any non-protected existing or new body of water;
5. While the project will require the use of excess of 20,000 gals. of water per day, that is considered a small to moderate impact and therefore, the project will not affect surface or ground water quality of any significant amount;
6. The project will not affect air quality;
7. While there will be a possibility there will be an application

- of pesticide or herbicide over more than twice a year,  
that should not impact on plants or animals significantly;
8. The project will not substantially affect non-threatened or endangered species, it is determined that the woods in the area are not over 100 years old and the project will not affect more than 10 acres of mature forest;
  9. The project will result in the elimination of some natural screening, but additional screening will be added and therefore, there will not be a significant impact on visual resource;
  10. The project will not impact on any historical or pre-historic site;
  11. The project will not affect quality or quantity of existing or future open spaces or recreational opportunities;
  12. While the project will affect present patterns of movements of people, it will not do so significantly and therefore, there will not be a serious negative effect to existing transportation systems;
  13. The project will not affect the community's source of fuel or energy supply;
  14. There will be no significant odors, glare, vibration or electrical disturbance as a result of this project;
  15. The project will not affect the public health or safety;
  16. The project will probably attract single unmarried singles or "empty nesters" and there will not be many children; said factors will not affect the character of the existing community significantly; and
  17. There is no governmental or citizen opposition to the project.

Signed

  
Stanley Jay Keysa Supervisor  
Town of Lancaster

March 5, 1986

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call, which resulted as follows:

COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN KWAK	VOTED YES
COUNCILMAN MILLER	VOTED YES
SUPERVISOR KEYSA	VOTED YES
PLANNING BOARD MEMBER COLEMAN	VOTED YES
PLANNING BOARD MEMBER FAHEY	VOTED YES
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD CHAIRMAN STEMPNIAK	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	VOTED YES

The Notice of Determination was thereupon unanimously adopted.

March 5, 1986